

Historic District Review Committee

Staff Report

Date of Meeting: May 9, 2011

CAPP2011-0007

Historic District: Goose Creek

Project Planner: Lauren Murphy

Action Item

CAPP 2011-0007 Goose Creek Meeting House: Replace existing shingle roof with standing seam metal in the Goose Creek Historic District. PIN # 455-27-1165.

Background

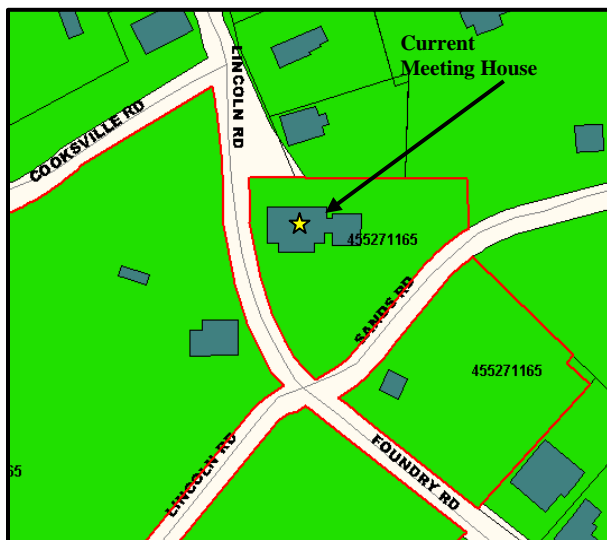


Figure 1: Subject Property, 18204 Lincoln Road

The subject property is located at 18204 Lincoln Road in the Goose Creek Historic District and is the site of the Goose Creek Friends Meeting House. The property is intersected by Lincoln Road, Foundry Road and Sands Road such that the parcel has tracts on different sides of this crossroads in the Village of Lincoln (see Figure 1).

Built c. 1817, the brick structure is the second Meeting House constructed in Lincoln to serve the Friends. The first Meeting House, constructed c. 1765, still stands as a residence across Lincoln Road. The brick 1817 Meeting House was damaged in 1946. It is likely that the shingle roofing material found on the main

block was first used during the repairs to the building in the 1940's. An addition to the structure was added in the 1980's with a standing seam metal roof.

The property is assessed at approximately 14.09 acres and contains the Meeting House, the Oakdale School House and the original Friends Meeting House as well as several accessory buildings.

There are no issues with this proposal.

Analysis

This application is evaluated under the Historic District Guidelines: Goose Creek ("Goose Creek Guidelines" or "Guidelines"), Chapter 7, *Guidelines for Materials*, with references to Chapter 4, *Guidelines for New Construction*, and Chapter 6, *Guidelines for Existing Structures*, where appropriate.

The Goose Creek Meeting is proposing to replace the roof on the main block of the Meeting House (currently asphalt shingle) with standing seam metal. Standing seam metal is a common roofing material in the Goose Creek District and is already in use on the 1980's addition and on surrounding structures. The Guidelines support the use of standing seam metal as a roofing material on new construction in the Goose Creek District (Goose Creek Guidelines, Guidelines for New Construction, Materials, page 80, Guideline 8).



Photo 1: Subject Property, 18204 Lincoln Road

The Guidelines for existing structures encourage the repair of original or early roof materials rather than total replacement (Goose Creek Guidelines, Guidelines for Existing Structures: Elements, Roof Form and Materials, page 91, Guideline 1). However, the existing roof material, asphalt shingles, is not original to the Meeting House and is not a preferred roofing material (Goose Creek Guidelines, Guidelines for New Construction, Roof Form and Materials, page 66, Guideline 2b). In this instance, the replacement of the shingle roof with a more traditional standing seam roof is more in keeping with the Guidelines, the existing building and surrounding structures in Lincoln.

The applicant proposes a pre-painted metal roof with 17 inch panels and one inch seams to match the existing black metal roof on the addition. Exterior trim in need of replacement will be replaced with Pine and will match the existing trim which also meets the Guidelines for materials. The Guidelines for new materials state that “the appropriate seam height for residential standing seam roofs is between one-and-one-quarter and one-and-one-half inches” (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 8). The current proposal has one inch seams which are slightly shorter than the recommended seam height. However, as standing seam roofing already exists on a portion of the building, it is appropriate for the dimensions of the new roof to match the existing seam heights.

Findings

1. The roof of the main block of the existing Meeting House is asphalt shingle which may have been installed in the 1940's during repairs to the building and is not original to the 19th century building. Asphalt shingles are not a preferred roofing material in the Goose Creek District.
2. The Guidelines support standing seam metal as one of the most common roofing materials in the Goose Creek District. The roof on the 1980's addition to the Meeting House is already sheathed in standing seam metal. This application proposes to match the roof of the main block to the metal roof on the addition.

3. The 17 inch panels are consistent with the Guidelines for standing seam roofing. The one-inch seams are slightly shorter than the recommended one-and-one-quarter to one-and-one-half inch seams but will match the existing seam height on the addition.
4. The repair and replacement of trim with wood to match existing trim meets the Guidelines for materials and details.
5. The application meets the Goose Creek Guidelines for roof materials and is more in keeping with the Guidelines and surrounding structures than the current asphalt shingles.

Recommendation

The proposed application meets the Guidelines for roof materials in the Goose Creek District and will match the existing standing seam roof on the addition to the Meeting House. There are no outstanding issues with the application and staff recommends approval of the proposal, as submitted.

Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0007 for the replacement of the existing roof with standing seam metal in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 2 and 3 of the staff report dated May 9, 2011 as submitted in the application.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0007 for the replacement of the existing roof with standing seam metal in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 2 and 3 of the staff report dated May 9, 2011 with the following conditions ...*
3. *I move an alternative motion.*